



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 17, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

APPROVAL OF AMENDMENT NO. 2 TO CONTRACT NO. 78113 WITH THE ARROYO GROUP FOR THE WILLOWBROOK TRANSIT ORIENTED DISTRICT SPECIFIC PLAN (SECOND DISTRICT) (3 VOTES)

SUBJECT

Authorize the Director of Planning to amend the Contract between the County of Los Angeles and the Arroyo Group for the Willowbrook Transit Oriented District (TOD) Specific Plan (Specific Plan).

IT IS RECOMMENDED THAT THE BOARD:

Authorize the Director of Planning to execute the attached Amendment to Contract No. 78113 with the Arroyo Group to extend the Contract Term from three years to three years and six months.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Los Angeles County General Plan Update identifies the County's TODs as priority policy areas. To facilitate the creation of vibrant and healthy communities, the County will develop specific plans for all of the County's TODs. Building off of the goals and policies outlined in the General Plan Update, the Willowbrook TOD Specific Plan aims to encourage transit-oriented development, promote active transportation, reduce vehicle miles traveled, and streamline the environmental review process for future development projects.

On January 22, 2014, the Board approved the contract for the Department of Regional Planning (DRP) to initiate the preparation of the Specific Plan and associated environmental analysis in compliance with the California Environmental Quality Act (CEQA).

On July 14, 2015, the Board authorized approval of Amendment No. 1 to the contract in response to

SB 743, which changed the requirements in transportation impact analysis in CEQA compliance.

The proposed amendment extends the Contract Term for a period of six months to accommodate time lost due to additional analysis needed in response to the change in CEQA requirements. This amendment will allow DRP to prepare adequate CEQA documentation to support the adoption of the Specific Plan.

Implementation of Strategic Plan Goals

This action is consistent with the Los Angeles County 2016-2021 Strategic Plan Strategy II.2– Support the Wellness of Our communities; Strategy II.3 – Make Environmental Sustainability Our Daily Reality. The recommended action will allow DRP to complete the Specific Plan to guide sustainable development within the Willowbrook TOD area in an effective and orderly manner.

FISCAL IMPACT/FINANCING

The current Maximum Contract Sum is \$642,238. The proposed amendment requests only a time extension and therefore does not have additional fiscal impact. Funding is included in DRP's Operating Budget for Fiscal Year 2016-2017.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The initial contract provided a three-year term beginning January 22, 2014, ending January 22, 2017. This amendment will extend the contract to July 22, 2017, and become effective upon the date of execution by all parties.

The Amendment is consistent with all applicable Board mandated provisions, including those pertaining to hiring qualified County employees targeted for layoffs, contractor responsibility and debarment, Child Support Program, GAIN/GROW participants, Safety Surrender Baby Law, and the provisions of Paid Jury Service time for the Contractor's employees.

County Counsel has approved the proposed amendment as to form.

ENVIRONMENTAL DOCUMENTATION

The services provided through this contract amendment will not have an effect on the environment and therefore, this contract is exempt from CEQA, pursuant to Section 15378 (b) (4) of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The amendment of this contract will not result in the displacement of any County employees. The Board's approval of the Amendment ensures DRP's ability to complete the Specific Plan in compliance with CEQA.

CONCLUSION

Upon approval of this Amendment, DRP will be able to move forward to complete the Specific Plan and its required CEQA documentation. The Specific Plan encourages transit-oriented development,

The Honorable Board of Supervisors

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promoting active transportation, reducing vehicle miles traveled, and streamlining the environmental review process for future development projects within the TOD area.

If you have any questions, please contact my staff Hsiao-Ching Chen at (213) 974-6559 or hchen@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Richard J. Bruckner". The signature is fluid and cursive, with a large loop at the end of the last name.

RICHARD J. BRUCKNER

Director

RJB:AO:HC:ra

Enclosures

c: Executive Office, Board of Supervisors
Chief Executive Office (Anthony Baker)
County Counsel

WILLOWBROOK TRANSIT ORIENTED DISTRICT SPECIFIC PLAN

CONTRACT NO. 78113

AMENDMENT NO. 2

THIS AMENDMENT is made and entered into this _____ day of _____, 2017,

by and between

COUNTY OF LOS ANGELES
(hereafter "County").

and

THE ARROYO GROUP
(hereafter "Contractor")

WHEREAS, reference is made to that certain document entitled, "WILLOWBROOK TRANSIT ORIENTED DISTRICT SPECIFIC PLAN," dated January 22, 2014 and further identified as County Contract No. 78113 (hereafter referred to as "Contract"); and

WHEREAS, the Contract Sum is not to exceed \$477,310 plus 15 percent contingency (\$71,597) for unforeseen additional work within the scope of the Contract; and

WHEREAS, the Contract provides that changes may be made in the form of a written amendment which is formally approved and executed by the parties; and

WHEREAS, on July 14, 2015, Amendment No. 1 to the Contract was executed to modify tasks relating to traffic study in response to SB 743. The Contract Sum increased from \$477,310 plus 15 percent contingency to \$606,930 plus a 6 percent contingency.

WHEREAS, on December 6, 2016, the Director of Planning authorized the use of contingency in the amount of \$35,305 in accordance with section 8.1.1 of the Contract to address edge impacts in the revised traffic study. It was determined the additional analysis did not significantly alter the scope of work and was in the best interest of the County.

WHEREAS, the COUNTY and the CONTRACTOR mutually agree that it is to both of their benefit to extend the Contract Term for a period of six months from January 22, 2017 to July 22, 2017.

NOW, THEREFORE, the parties agree as follows:

CONTRACT NO. 78113 AMENDMENT NO. 2

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1. This Amendment shall become effective upon date of execution by all parties.
2. Section 4.0 Term of Contract, paragraph 4.1 shall be deleted in its entirety and replaced as follows:
 - 4.1 The term of this Contract shall be three (3) years and six (6) months commencing after execution by County's Board of Supervisors, unless sooner terminated or extended, in whole or in part, as provided in this contract.
3. Except for the changes set forth herein above, Contract shall not be changed in any respect by the Amendment.

IN WITNESS WHEREOF, the Board of Supervisors of the County of Los Angeles has caused this Amendment to be subscribed by its Director of Planning, and Contractor has caused this Amendment to be subscribed in its behalf by its duly authorized officer, the day, month and year first above written.

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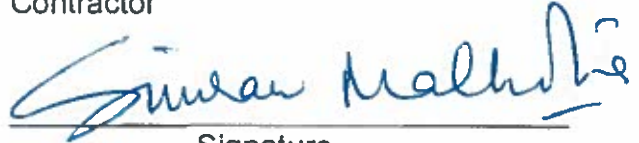
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COUNTY OF LOS ANGELES

By: _____

Richard J. Bruckner
Director of Planning

THE ARROYO GROUP
Contractor



Signature

By: SIMRAN MALHOTRA

Printed Name

Title: PRINCIPAL

APPROVED AS TO FORM:

MARY WICKHAM
County Counsel

By:  _____

Deputy County Counsel